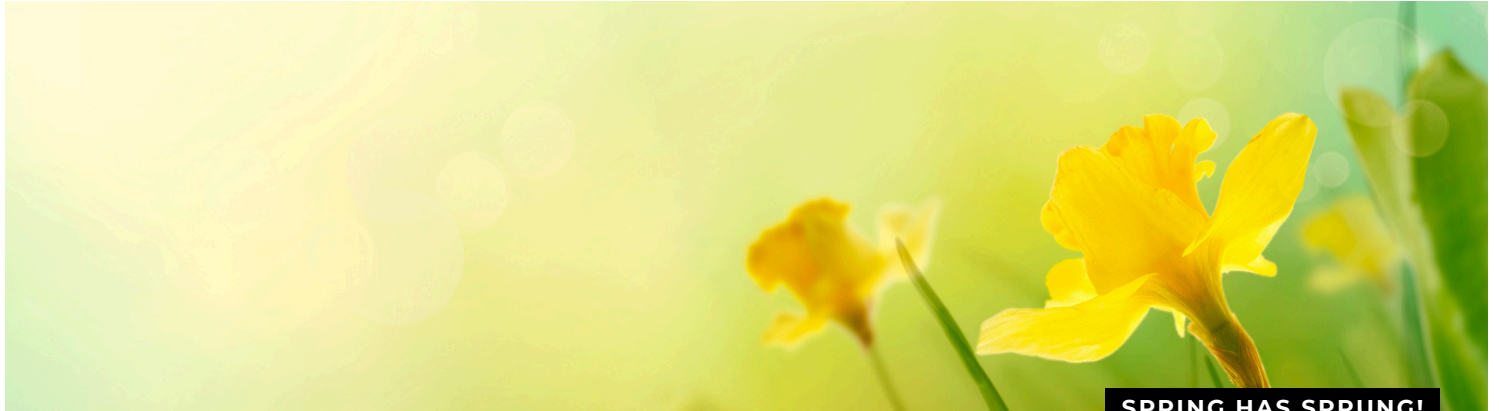


# Community Newsletter

BAYWOOD VILLAGE II

QTR 1 | 2025



SPRING HAS SPRUNG!

## Here's what has happened in the last months and what's to come!

### Hello Baywood Village II Residents!

Spring is here, bringing longer days, blooming flowers, and a fresh start for our beautiful community! Your Board has been working hard behind the scenes to enhance BVII, and we're excited to share some great news, upcoming projects, and reminders to keep our neighborhood safe, beautiful, and thriving.

So, grab a cup of coffee, get comfy, and let's dive into what's happening in BVII!

### BVII Achieves Record-Breaking Financial Improvement in 2024 & 2025!

Our Treasurer, Andrew, is pleased to report that BVII has experienced significant financial growth this year! Thanks to the diligent efforts of our residents in maintaining monthly payments, here's an overview of our progress:

- Operating cash increased by nearly \$360,000
- Reserves have grown by \$50,000 and are set to increase by another \$182,000 in 2025, surpassing a key mortgage milestone!
- Collections are down by \$78,000
- BVII remains largely on budget!
- Upcoming major projects: Pavement repairs, a new pool heater, regular maintenance, and more!

This incredible progress means more improvements and a stronger community for all of us. **Thank you for making BVII a financially secure place to live!**

*Dulce Diaz*

## Fun Fact About Spring!



**Did you know that spring fever is real?** As the days grow longer and warmer, our bodies naturally adjust by producing less melatonin (the sleep hormone) and more serotonin (the happiness hormone), **making us feel more energized and upbeat!** Plus, all that extra sunshine boosts Vitamin D levels, which can enhance your mood and even strengthen your immune system. No wonder we feel the urge to clean, refresh, and spend more time outdoors!

So if you're finding yourself more motivated to take a walk, garden, or simply soak up the fresh air—embrace it! **Spring is nature's way of giving us a reset.**

## Information Corner

BAYWOOD VILLAGE II  
CONDOMINIUM-  
ASSOCIATION, INC.

**Baywood website:**

[www.baywoodvillage2.com](http://www.baywoodvillage2.com)

### BVII BOARD MEMBERS

President: Dulce Diaz

Vice-President: Patricia  
Watkins

Secretary: Dan Ewing

Treasurer: Andrew Schulz

Director: Maureen DeHoyos

### Homeowners Web-Portal

Baywood Village II

[https://comwebportal.com/  
login](https://comwebportal.com/login)

### Property Management

**Company:** J & L Property  
Management

10191 West Sample Road, Ste.

#203, Coral Springs, FL 33065

Office Phone: 954-753-7966

Property manager: **Thelma  
Quiroa**

For after hour emergencies,  
please call: 954-968-9791

# Exciting Community Updates & Improvements at BVII

## Spring is all about renewal, and BVII is no exception!

We've been working hard to enhance our neighborhood, ensuring it remains safe, beautiful, and enjoyable for all residents. Check out the latest improvements happening in your community!

### A Greener, More Beautiful BVII

Have you noticed the new trees planted throughout BVII? This long-awaited project is a major step in restoring the natural beauty of our community. With the guidance of city arborist Sharon, Mark Gillander from Auchter, and Jim & Thelma from J&L, along with support from dedicated Board members, these trees replace those lost to disease and aging.

#### Why is this important?

- ◆ Improved air quality – Trees act as natural air filters. More shade & cooler temperatures – Perfect for Florida's warm months!
- ◆ Enhanced curb appeal – A greener community is a more inviting community!
- ◆ These new additions follow strict city landscaping guidelines, ensuring they thrive for years to come. We hope you enjoy the fresh, lush look of BVII!

### Balcony Beautification Reminder

Your balcony is an extension of your home—let's keep it looking great!

- ◆ A tidy balcony enhances curb appeal and keeps our community looking well-maintained.
- ◆ Clutter-free spaces prevent safety hazards, ensuring everyone's peace of mind.
- ◆ Residents with excessive clutter will receive friendly reminders (and potential citations if necessary).

## Poolside Perks – Just in Time for Warmer Weather!

Ready to dive into some poolside relaxation? We've made exciting updates to enhance your experience:

- ◆ Brand-new pool heater / chiller– After tackling multiple vendor challenges, we're thrilled to have reliable heating in place!
- ◆ A fresh cabana pool canopy over the workroom area.
- ◆ Repaired damaged chaise lounges for extra comfort.

With these improvements, our pool area is the perfect spot to cool off, unwind, and soak up the sunshine.

### Parking & Sidewalk Repairs – A Safer BVII

We're committed to maintaining safe and accessible common areas for all residents. That's why we're tackling much-needed parking and sidewalk repairs, including:

- ◆ Repainting and replacing damaged parking bumpers for clearer, safer parking.
- ◆ Fixing uneven or cracked sidewalks to reduce tripping hazards.
- ◆ Addressing tree root damage to prevent future walkway issues.

These updates help keep our community looking great while making it safer for pedestrians and drivers alike.

### Bulk Trash Pickup – Let's Do It Right!

Proper bulk trash disposal keeps BVII clean and organized!

- ◆ Bulk trash is for large items only – No regular garbage or cardboard boxes.
- ◆ Place items out **only on Wednesdays** for Thursday pickup.

## Important BVII Rules & Friendly Reminders

**To keep BVII safe, clean, and enjoyable for everyone, here are some key community rules to keep in mind:**

- 🚗 Speed Limit: 10 MPH – Drive safely and watch out for pedestrians!
- 🚗 No reverse parking – This rule helps ensure clear visibility and safety.
- 🔧 No vehicle repairs on the property – Keep our parking areas clean and functional.
- 🔧 No Car Oil Leaks – Parking spots should remain clean and free of stains.
- 🚲 Helmets required for kids under 18 when riding bikes, scooters, or skateboards – **Safety first!**
- 🔥 BBQs must be at least 10 feet away from any structure
- 🌿 No planting in common areas – Let's keep landscaping consistent.
- 🏠 Overnight guests must be registered with J&L Property Management – A quick process for a **secure community**.

## See Something? Say Something! ))) Help Keep BVII Safe & Well-Maintained

We all play a role in keeping BVII safe, secure, and well-maintained. If you notice an issue, please snap a quick photo and email it to our Property manager: Thelma Quiroa.

#### What to report?

- ◆ Burned-out streetlights or house number bulbs
- ◆ Irrigation leaks (sprinklers spraying water into the air)
- ◆ Improper use of the bulk trash area
- ◆ Suspicious activity – If something seems off, don't hesitate to report it!

A watchful community is a strong and thriving community.

**Thank you for helping keep BVII in top shape!**

